



# Town of Sudbury

## Planning Board

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### MINUTES

WEDNESDAY, JANUARY 22, 2025

7:30 PM

### VIRTUAL MEETING

**Members Present:** Chair Stephen Garvin, Vice-Chair Justin Finnicum, Secretary John Sugrue, Member Ahnu Shah, Member Julie Perlman

**Staff Present:** Director of Planning & Community Development Adam Burney

Mr. Finnicum opened the Planning Board meeting at 7:34 PM, and requested roll call: Mr. Sugrue-present, Mr. Shah-present, Mr. Finnicum, Ms. Perlman-present

**Release from Restrictive Covenant Request Landon Estates Lot 2-21 Nolan Circle (Assessors Map B09-0012)**

Scott Poirier, Investor/Manager, 23 Southgate Road, Wellesley was present to discuss the matter with the Board.

Mr. Poirier provided project update; he stated that Lot 1 was under agreement and would likely be sold by mid-February. Mr. Poirier noted that Lot 3 had been released, and Lot 2 had received considerable inquiries about purchase of the property.

Mr. Garvin joined the meeting at 7:39 PM, and announced his presence.

Mr. Burney confirmed that the Board voted to release restrictive covenants for Lots 1 and 3, and a bond put in place by the previous owner remains in place. He noted that the current owners have completed much necessary work at a steady pace. He expressed some hesitation about releasing the restrictive covenant bond for Lot 2 at this time. Mr. Finnicum questioned if the current bond was sufficient. Mr. Poirier noted that curb cuts would be installed next week, and the final road work would be completed in the spring, when weather conditions improve. He added that builders would want the road completed as soon as the home on Lot 2 is framed.

Ms. Perlman indicated that she was not comfortable releasing the restrictive covenant for Lot 2 at this time.

Mr. Shah asked if the lenders were seeking builders. Mr. Poirier responded in the affirmative.

Mr. Sugrue mentioned that he wanted assurance that the bond would be renewed for the next fiscal year, if the covenant release took place.

Mr. Garvin stated he did not like the idea of asphalt berms, and the owners might consider a new cash bond beyond the existing bond to ensure sufficient security for the Town.

Related discussion by the Board took place.

Mr. Poirier stated that all stormwater management aspects had been completed, and he would be amenable to supplementing with a \$65,000 surety bond for top coating the road, contingent on the sale of a home on the site.

Mr. Burney confirmed that related stormwater work had been completed, and additional curbing work was necessary, per DPW review.

Ms. Perlman suggested the Town Engineer provide an estimate for all remaining work to be performed, before approving a new bond. Mr. Burney that that he could work with the DPW Director to get such estimates.

Board Members agreed that Mr. Burney would draft a surety bond document and obtain cost estimates from the DPW Director for presentation to the Board.

### **Master Plan Implementation**

Mr. Burney stated that the BSC Group is officially contracted to complete the Route 20 Corridor Study and would be providing periodic updates/progress reports. Mr. Burney noted the Study would be completed in late May or early June.

Mr. Burney noted that a BSC Group presentation with the Planning Board would take place in February, with a significant portion of the Study taking place in mid-February through April.

### **Accessory Dwelling Unit (ADU) Bylaw Updates**

Mr. Burney referenced the updated ADU Bylaw draft, and the related updates, including the “use variances” language aspect. He mentioned HLC (Executive Office of Housing and Livable Communities) requirements regarding architectural standards, in particular.

Mr. Burney opined that the septic capacity in Sudbury, might direct the ADU process in Sudbury.

**Mr. Sugrue motioned to endorse to the Accessory Dwelling Unit (ADU) Bylaw Updates, as amended by the Planning Board for inclusion in the 2025 ATM Warrant. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

### **Citizens’ Comments on Items Not on Agenda**

No comments received.

### **Review and Approve 2024 Annual Town Report**

Members discussed text regarding the MBTA Communities topic. Mr. Garvin inquired about changes or modifications of guidelines and regulations. Mr. Burney acknowledged that such regulation discussions regarding modification could take place at any time.

**Mr. Sugrue motioned to approve the 2024 Annual Town Report. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

### **Minutes for Approval – November 13, 2024 and December 4, 2024**

#### November 13, 2024 Minutes

Mr. Garvin announced that an agenda item within the November 13, 2024 minutes would be discussed in in Executive Session this evening.

#### December 4, 2024 Minutes

**Mr. Sugrue motioned to approve the 12/04/24 Planning Board Minutes, as presented. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

### **Committee Member Updates**

None

### **Administrative Report**

Mr. Burney had nothing further to report.

### **Ongoing Items/Hearings**

Definitive Subdivision Plan, Stormwater Management Permit, and Inclusion of Affordable Housing Special Permit Maynard Road aka Bonnie Brook Estates (Assessor's Maps G08-0025 and G08-0500)  
Continued to **March 26, 2025**

### **Future Meeting Schedule**

February 12, 2025

February 26, 2025

### **Adjourn**

**Chair Garvin read in the words of the motion to close the open session meeting and enter into executive session, and not return to open session. Mr. Sugrue moved in the words of the Chair. Mr. Finnicum seconded the motion. It was on motion 5-0; Garvin-aye, Finnicum-aye, Perlman-aye, Shah-aye, Sugrue-aye.**

Open Session was adjourned at 8:51 PM.